

ORDINANCE NO _____

1 AN ORDINANCE AMENDING ORDINANCE NO 20070809-056, REZONING AND
 2 CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN
 3 COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON TRACT 202
 4 LOCATED IN THE UNIVERSITY HILLS NEIGHBORHOOD PLAN AREA AND
 5 TO CHANGE THE BASE ZONING DISTRICT ON THE TRACT

6
 7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

8
 9 **PART 1** Ordinance No 20070809-056 is amended to include the property identified in
 10 this Part in the University Hills neighborhood plan combining district. The zoning map
 11 established by Section 25-2-191 of the City Code is amended to add a neighborhood plan
 12 (NP) combining district to the base zoning district and to change the base zoning districts
 13 on a tract of land described in File C14-2007-0006, as follows

14
 15 Tract 202 7506 & 7650 Ed Bluestein Blvd ,
 16
 17 (the "Property" as shown on Exhibit "A", *the Tract Map*),

18
 19 generally known as the University Hills neighborhood plan combining district, locally
 20 known as the area bounded by U S Highways 290 and 183 on the north, U S Highway
 21 183 on the east, Manor Road on the south, and Northeast Drive on the west, in the City of
 22 Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the*
 23 *Zoning Map*)

24
 25 Except as otherwise provided in this ordinance, the existing base zoning districts and
 26 conditions of the neighborhood plan remain in effect

27
 28 **PART 2** The base zoning district for Tract 202 is changed from single family residence
 29 standard lot (SF-2) district to limited office-mixed use-neighborhood plan (LO-MU-NP)
 30 combining district, as more particularly described and identified in the chart below

31
 32

Tract	Address	From	To
202	7506 7650 Ed Bluestein Blvd	SF 2	LO MU NP

1 **PART 3** Except as specifically provided in Part 4 of this ordinance, the Property may be
2 developed and used in accordance with the regulations established for the limited office
3 (LO) base district, the mixed use (MU) combining district, and other applicable
4 requirements of the City Code

5
6 **PART 4** The Property is subject to Ordinance No 20070809-056 that established the
7 University Hills neighborhood plan combining district

8
9 **PART 5** This ordinance takes effect on _____, 2007

10
11
12 **PASSED AND APPROVED**

13
14 § _____
15 § _____
16 _____, 2007 § _____

17 Will Wynn
18 Mayor

19
20
21 **APPROVED** _____

ATTEST _____

22 David Allan Smith
23 City Attorney

Shirley A. Gentry
City Clerk